



CITY OF
LOWELL
MASSACHUSETTS
ZONING MAP
DIVISION OF PLANNING
AND DEVELOPMENT
ACCEPTED BY THE CITY COUNCIL
DECEMBER 2004

<http://www.lowellma.gov>



**APPROVED
AMENDMENTS**

CONTACT THE LOWELL CITY
CLERK FOR COPIES OF APPROVED
ZONING AMENDMENTS
FROM 12/07/04 TO:

Jackson Street
LI to DMU, 7/27/05
Industrial Avenue
HRC to GI, 7/27/05
Wiggin Street
LI to UMF, 8/23/05
Marginal Street
LI to INST, 9/13/05
268 + 276 Westford Street
TMF to NB, 10/25/05

Zoning Districts

- USF
- INST
- NB
- RR
- LI
- GI
- OP
- HRC
- SMU
- UMU
- PDMI
- PDMU
- SSF
- TSF
- SMF
- TTF
- TMF
- UMF
- DMU
- TMU
- Artist Overlay District
- Parcels

SUBURBAN DISTRICTS
SSF: SUBURBAN NEIGHBORHOOD SINGLE FAMILY
SMF: SUBURBAN NEIGHBORHOOD MULTI FAMILY
SMU: SUBURBAN MIXED-USE DISTRICT
RR: REGIONAL RETAIL DISTRICT

TRADITIONAL NEIGHBORHOOD DISTRICTS
TSF: TRADITIONAL NEIGHBORHOOD SINGLE FAMILY
TTF: TRADITIONAL NEIGHBORHOOD TWO FAMILY
TMF: TRADITIONAL NEIGHBORHOOD MULTI FAMILY
TMU: TRADITIONAL MULTI-USE DISTRICT
NB: NEIGHBORHOOD BUSINESS DISTRICT

URBAN DISTRICTS
USF: URBAN NEIGHBORHOOD SINGLE FAMILY
UMF: URBAN NEIGHBORHOOD MULTI-FAMILY
UMU: URBAN MIXED-USE DISTRICT
DMU: DOWNTOWN MIXED-USE DISTRICT

SPECIAL PURPOSE DISTRICTS
HRC: HIGH-RISE COMMERCIAL DISTRICT
INST: INSTITUTIONAL MIXED-USE DISTRICT
OP: OFFICE RESEARCH PARK
PD-MI: PLANNED DEVELOPMENT MEDICAL/INSTITUTIONAL

INDUSTRIAL DISTRICTS
LI: LIGHT INDUSTRY, MANUFACTURING, & STORAGE
GI: GENERAL INDUSTRY

Map Updated May 11, 2007

1 inch equals 1,200 feet

NOTES:

RULES FOR DETERMINING LOCATIONS OF ZONING
BOUNDARIES ARE FOUND IN SECTION 3.3 OF THE LOWELL ZONING ORDINANCE.

THIS MAP WAS PREPARED BY THE DIVISION OF PLANNING AND
DEVELOPMENT FOR REVIEW AND DISCUSSION PURPOSES. IT IS NOT
AN OFFICIAL ZONING MAP AND IT DOES NOT REFLECT APPROVED
ZONING DISTRICTS OR BOUNDARIES IN THE CITY OF LOWELL.

THE OFFICIAL ZONING MAP IS ON FILE IN THE OFFICE OF THE
LOWELL CITY CLERK.

SECTION 3.3.1 - SAME BOUNDARIES.

THE BOUNDARIES BETWEEN DISTRICTS ARE AS SHOWN
ON THE ZONING MAP, WHERE UNCERTAINTY EXISTS
WITH RESPECT TO THE BOUNDARIES OF THE VARIOUS
DISTRICTS AS SHOWN ON THE MAP, MAKE A PART
OF THIS CHAPTER, THE FOLLOWING RULES SHOULD
APPLY.

1) WHERE THE DISTRICT BOUNDARY IS A STREET,
RAILROAD RIGHT-OF-WAY, OR WATERWAY, THE
STREET, RAILROAD RIGHT-OF-WAY, OR WATERWAY.

2) WHERE THE BOUNDARY LINE IS INDICATED
APPROXIMATELY PARALLEL TO THE STREET, IT SHALL
BE TAKEN AS PARALLEL, THERE TO THE ACTUAL
LOCATION OF SUCH BOUNDARY LINE, UNLESS
OTHERWISE CLEARLY INDICATED, SHALL BE SCALED TO
DETERMINE THE DISTANCE FROM THE NEAREST STREET
RIGHT OF WAY LINE. IF THERE IS ANY VARIANCE
BETWEEN THE SCALED DISTANCE FROM THE
BOUNDARIES TO THE STREET LINE AND THE DISTANCE
AS MARKED IN FEET UPON THE MAP, THE LATTER SHALL
GOVERN.

3) WHERE THE DISTRICTS DESIGNATED ON THE MAP ARE
BOUNDARY BY LOT LINES, THE LOT LINES SHALL BE
CONSTRUCTED TO BE THE BOUNDARY LINES, UNLESS
THEY ARE OTHERWISE INDICATED ON THE MAP. THIS
PARAGRAPH 3.3.1(3) SHALL TAKE PRECEDENCE OVER
PARAGRAPH 3.3.1(2) WHERE A CONFLICT EXISTS.

4) WHERE A BOUNDARY LINE BETWEEN DISTRICTS
DIVIDES A LOT IN SINGLE OWNERSHIP UPON THE
EFFECTIVE DATE OF THIS ORDINANCE OR UPON THE
EFFECTIVE DATE OF ANY AMENDMENT CHANGING THE
BOUNDARIES OF ONE (1) OF THE DISTRICTS IN WHICH
THE LOT LIES, THE REGULATIONS CONTROLLING THE
MORE RESTRICTIVE DISTRICT MAY BE APPLIED TO THE
ENTIRE LOT; ALTERNATIVELY, THE PORTION OF THE
LAND IN THE MORE RESTRICTIVE DISTRICT MAY BE USED
TO SATISFY THE DIMENSIONAL REQUIREMENTS OF THE
LESS RESTRICTIVE DISTRICT WHERE NO ACTIVE USE IS
MADE SUCH PORTION, ALL USES ASSOCIATED WITH THE
LESS RESTRICTIVE DISTRICT SHALL BE LOCATED
THEREIN, THE LAND ASSOCIATED WITH THE LESS
RESTRICTIVE USE SHALL BE SCORED FROM
ADJACENT RESIDENTIALLY USED LOTS IN
ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN
SECTION 6.5 OR APPROPRIATELY FENCED.

5) WHEN A LOT IN ONE (1) OWNERSHIP IS SITUATED
PART IN THE CITY AND PART IN AN ADJACENT CITY OR
TOWN, THE REGULATIONS AND RESTRICTIONS OF
THIS CHAPTER GOVERNING ACTIVE USES OF THE LAND
SHALL BE APPLIED TO THAT PORTION OF SUCH LOTS AS
LIES IN THE CITY IN THE SAME MANNER AS IF THE ENTIRE
LOT WERE SITUATED THEREIN, PROVIDED, HOWEVER,
THAT BY THE GRANT OF A SPECIAL PERMIT, THE
PLANNING BOARD MAY VARY THIS REQUIREMENT.

(ORD. 12-7-04)